

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	95.70 %	95.41 %	4	92.63 %	83	75	
% of Funds Disbursed	87.12 %	88.97 %	5	86.67 %	51	46	
Leveraging Ratio for Rental Activities	5.53	4.64	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.72 %	90.76 %	6	88.14 %	34	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.94 %	75.16 %	5	76.19 %	44	36	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.83 %	69.75 %	2	81.48 %	31	26	
% of 0-30% AMI Renters to All Renters***	47.44 %	33.10 %	1	45.62 %	54	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.23 %	97.57 %	1	96.17 %	59	50	
Overall Ranking:			In State:	2 / 7	Nationally:	54 53	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,756	\$26,013		\$28,750	782 Units	20.60 %	
Homebuyer Unit	\$12,616	\$12,574		\$15,714	1,786 Units	47.10 %	
Homeowner-Rehab Unit	\$12,396	\$11,794		\$21,140	1,226 Units	32.30 %	
TBRA Unit	\$0	\$3,397		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$123,841	\$80,642	\$16,804
State:*	\$117,050	\$83,907	\$15,865
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	10.7	30.2	48.5	0.0
Black/African American:	87.4	63.0	49.0	0.0
Asian:	0.5	0.7	0.3	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.2	0.0
Black/African American and White:	0.0	0.1	0.5	0.0
American Indian/Alaska Native and Black:	0.0	0.2	0.1	0.0
Other Multi Racial:	0.3	0.3	0.2	0.0
Asian/Pacific Islander:	0.4	2.8	0.0	0.0

ETHNICITY:

Hispanic	0.8	1.9	0.9	0.0
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HOUSEHOLD SIZE:

1 Person:	44.7	28.5	41.8	0.0
2 Persons:	20.2	23.6	26.4	0.0
3 Persons:	17.8	20.6	12.8	0.0
4 Persons:	9.4	15.3	9.2	0.0
5 Persons:	4.8	7.1	5.0	0.0
6 Persons:	1.7	2.9	2.8	0.0
7 Persons:	1.0	0.7	1.1	0.0
8 or more Persons:	0.4	0.6	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.8	40.0	31.9	0.0
Elderly:	24.4	2.6	23.4	0.0
Related/Single Parent:	31.4	35.0	20.8	0.0
Related/Two Parent:	4.0	17.1	17.8	0.0
Other:	2.3	4.8	6.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.9	0.1 #
HOME TBRA:	3.5	
Other:	5.9	
No Assistance:	49.7	

of Section 504 Compliant Units / Completed Units Since 2001 66

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 54
 (Percentile)
 State Rank: 2 / 7 PJs Overall Rank: 53
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	86.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	72.94	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	99.23	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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